

# Training Center Site Task Force

## Minutes

Wednesday March 7<sup>th</sup> 2018, 7:00-9:15pm  
Braddock Hall

Attendance: Nancy Mercer (Chair), Cary Adams, Leeann Alberts, Denis Gulakowski, Jill Hilliard, Mark O'Meara, Bill Parmentier, John Rephlo, Melvin Russell, Heather Villavicencio; Alan Roberson (for Frank Cumberland)

Absent: Steve Bergstrom, Frank Cumberland

Braddock District Supervisor's Office: Marcia Pape

Presenters: Evan Braff, Human Services; Donna Pesto, Fairfax County Office of Zoning; DPZ Staff, Clara Johnson, Roger Dindyal

Members of the Community: Joe Pettit; Kelly Atkinson, Fairfax County DPZ; Bob Brant, Walsh Colucci; Scott Sawicki Erikson Living

### **I. Administrative Items:**

- Introductions, members of the Task Force and Community.
- Approved Draft Minutes from 2/27/2018 Task Force Meeting.
- Review use of Assisted Listening Device.
- Raj reviewed the packet provided to the Task Force which included: Information from Suzianne Battista/FCPA about required acreage for each park use identified as a need area and proposed parking estimates; FCPA provided their 4 top "priority" uses to the committee; Resource Protection Area Environmental Assessment Map of NVTC site; Information on Fairfax County Affordable Housing policies.

*Discussion:* When reviewing the packet of information, the task force had thoughts about:

- **Determining the total RPA area that falls within the NVTC site:** Scott from Erikson reported that Dewberry is the engineering firm helping them determine this information and they will provide it to the task force when it becomes available.
- **Parking ratio identified by FCPA:** It was reported that the county estimates it takes 0.3 acres of land to park 50 cars. This estimate was questioned by more than one member of the task force, as being too low an estimate.

### **II. Presentation: Fairfax County Health and Human Service Agencies:** Evan Braff for Neighborhood and Community Services (NCS)

# Northern Virginia Training Center Task Force

**Neighborhood and Community Services:** Evan started the presentation with an overview of Fairfax County's Neighborhood and Community Services (NCS) Division. The task force was told that there are two Community Centers that fall in/near the Braddock District footprint, the Mott Center and the David R. Pinn Center. The Audrey Moore RECenter and Braddock Glen, which have senior centers, also fall in the Braddock District footprint.

*Discussion:* Evan stated that they do not see the need for a community center on this site. They feel there are sufficient facilities in close proximity.

**Braddock District Demographics:** Evan shared an Info-graphic that provided the Task Force with data on the current demographics in the Braddock District, in comparison to the rest of the county.

Of note: 47% of households in the Braddock District pay over 30% of their household income towards rent. (This is larger than the overall rate of 45% County wide.)

*Discussion:* Evan was asked what this percentage was 10 years ago, and if he thought it was related to a growing immigrant population in the district. Evan shared that he could get the data from 10 years ago for the Task Force. In terms of "why" the large income/rent disparity, he could not give a definitive answer, but the Braddock District does not have a huge influx of immigrant populations, but rather does have a growing population of seniors who may experience income/asset changes as they age in place.

**Health and Human Services Presentation:** Evan gave a presentation on Fairfax County's Health and Human Services, which includes eight different divisions:

- Administration for Human Services
- Fairfax/Falls Church Community Services Board
- Department of Family Services
- Health Department
- Housing and Community Development
- Juvenile and Domestic Relations District Court
- Neighborhood and Community Services
- Office to Prevent and End Homelessness

**2016 The One Fairfax Resolution:** Fairfax County's Board of Supervisors passed a resolution in July 2016, which was also adopted by Fairfax County Public Schools. The resolution directs the development of a racial and social equity policy to be applied in the planning and delivery of all public services.

**The Umbrella of HHS:** Evan presented an overview of the county's Health and Human Services needs; the value statements and action items for how the county goes about

# Training Center Site Task Force

prioritizing and meeting these needs; examples of “key” HHS needs with facts; chart of current capital improvement projects; and resources for the task force to learn more about Human Service needs.

*Discussion:* When it came to identifying what is needed in terms of Human Services, Evan shared that NCS has a solid footprint in the Braddock District. In the next five years, the Audrey Moore RECenter will be going through renovations and there are already talks about NCS and Parks “co-locating” on the site. He suggested that we look at the FCPA requests, as well as take the information he presented tonight to review the five priority areas the HHS umbrella has identified as “Future Human Services Needs”:

- Affordable child care locations;
- Affordable early childhood locations and programs;
- Permanent Supportive housing to end and prevent homelessness;
- Affordable housing for older adults and individuals with disabilities;
- Affordable assistive living for older adults and individuals with disabilities;
- Domestic violence shelter/housing; and
- Integrated healthcare for individuals with disabilities.

### **III. Affordable Housing Policies in Fairfax County:**

Raj provided an overview of the Affordable Housing Policies for the Task Force. Donna Pesto was available, along with Clara Johnson from DPZ to support the presentation and discussion.

- Affordable Dwelling Units (ADU)
- Work Force Housing (WD)
- Housing Trust Fund (for those not required to provide ADUs)

See hand-outs.

*Discussion:* Fairfax County has developed formulas to promote the development of affordable housing in the community, i.e. ADU and WD units. Affordable housing is a complicated issue as it encompasses individuals who are identified as having an income of 70% (\$54,050 for a household of one) of the adjusted area median income all the way down to very low and no income. Poverty is defined as households whose income is less than \$13,000 a year in Fairfax County.

When presenters were asked how Affordable Housing for the very low to no income households was planned for in the county, the answer was there is “no policy in place.” The county uses the Housing Voucher program and special funding. Instead of grouping low-income units together, the focus is on using vouchers county-wide.

# Northern Virginia Training Center Task Force

## **IV. Land Use Scenarios:**

The team from DPZ provided the Task Force with four examples of Continuing Care Residential Communities (CCRC) in the area including Greenspring Village, Goodwin House, The Virginian Retirement Community and The Woodlands.

Hand-outs:

- Aerial photos of the buildings and their “footprint”
- Information about density and mix of units

*Discussion:* This was a very helpful exercise for the Task Force. It allowed for a good discussion about size, impact and zoning issues. There was robust discussion about the current zoning process and the development of the CCRC zoning that is projected to roll out the end of this calendar year. Representatives from Erickson were able to answer some questions about their proposed land use when they arose during the discussion.

There was discussion about what the Task Force was to plan for, i.e. the entire property site, the Erickson property, and/or both. It was determined that the DPZ staff could help the Task Force by planning options for 78.8 acres and giving some ideas about land use in the contiguous acreage.

The staff from DPZ asked the Task Force to finalize their request for scenarios they will test. After a lot of discussion, it was determined that DPZ staff would develop the following scenarios:

- Residential uses up to 3 du/ac for 78.8 acres
- The proposed Erickson design, including the proposed community use up to six acres
- Mix of uses—housing and community/parkland use

## **V. Schedule:**

The schedule was reviewed and in doing so, the suggestion of visiting one of the Erikson sites, i.e. Greenspring or Ashby Ponds was proposed to the group.

It was determined that a visit to Ashby Ponds would be a good “field trip” as the layout is different from Greenspring and more in keeping with the design that has been proposed for the former NVTC site, i.e. parking underground, etc.

### **Action Item:**

Erickson will provide three dates for the Task Force to choose from and a field trip will be arranged.

# Training Center Site Task Force

| Meeting Dates  | Location   | Description                                  |
|----------------|--|--|
| TBD            | Ashby Ponds  | Field Trip                                   |
| March 22, 2018 | Fairfax County Government Center Rooms 9/10 (1200 Government Center Parkway) | Finalize Land Use Scenarios for Analysis     |
| April 12, 2018 | Fairfax County Government Center Rooms 9/10 (1200 Government Center Parkway) | Meeting to prepare for the Community Meeting |
| April 23, 2018 | Robinson Gold Cafeteria  | Community Meeting                            |